

EXTENSION FORM

DATE: April 3, 2020

TYPE OF PROJECT:

Preliminary Subdivision XXXX PUD

Definitive Subdivision _____

Special Permit _____; Type _____

Site Plan XXXX Design Review XXXXXX

NAME OF APPLICANT: Conrock LLC c/o Comerford & Sullivan

I Walter B. Sullivan Comerford & Sullivan hereby request an extension on the statutory deadline date for a decision of the Rockland Planning Board on property located at (street address) 365 Concord Street, Name of Development Concord Meadows.

I hereby agree to the following date as the new deadline date for a decision: June 23, 2020 7:00PM

Signature of Applicant or Agent: Walter B. Sullivan, atty for Applicant <--- Sign here

Date 4/3/20 <--- Date here

On 4/6/2020, the Rockland Planning Board voted to grant the requested extension to the deadline for action on the above mentioned project.



Michael Corbett, Chairman

cc: Town Clerk

365
Concord
St

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Site Plan XXXX Design Review XXXXXX

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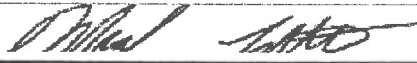
Development Concord Meadows Name of _____

I hereby agree to the following date as the new deadline date for a decision: June 23, 2020 7:00PM

Signature of Applicant or Agent: Walter B. Sullivan, atty for Applicant <--- Sign here

Date 4/3/20 <--- Date here

On 4/6/2020, the Rockland Planning Board voted to grant the requested extension to the deadline for action on the above mentioned project.



Michael Corbett, Chairman

cc: Town Clerk

365
Concord

4-6-20

365 Concord

SULLIVAN & COMERFORD, P.C.

ATTORNEYS AT LAW
80 WASHINGTON STREET
BUILDING B, SUITE NO. 7
NORWELL, MA 02061
(781) 871-6500
Fax (781) 792-3993

WALTER B. SULLIVAN
ANITA J. COMERFORD*
KAYLA A. MACLEOD
*ALSO ADMITTED IN IL

ANDREW BULMAN
JOHN RING

March 13, 2020

By Hand

Town of Rockland
Planning Board
242 Union Street
Rockland, MA 02070



Re: 365 Concord Street

Dear Chrissi:

With respect to the above referenced address, enclosed herewith please find the following:

1. Eight (8) copies of Site Plans by Cavanaro Consulting;
2. Eight (8) copies of Form I- Notice to Clerk;
3. Eight (8) copies of Form B- Application for Approval of Preliminary Plan;
4. Eight (8) copies of Form H- Agreement to Terms of Payment for Professional Assistance to the town of Rockland Planning Board;
5. Eight (8) copies of Form K- Plan Review Form Request for Review Comments;
6. Eight (8) copies of Description on Concept Proposal and Waivers Required;
7. Eight (8) copies of Certified Copies of Deeds (5);
8. Eight (8) copies of Certified Abutter's Lists (4);
9. Thirteen (13) copies of Site Plans by Cavanaro Consulting;
10. Check for Filing fee in the amount of \$750 payable to the Town of Rockland;
11. Check for Peer Review Fee in the amount of \$4,000 payable to the Town of Rockland

Should you have any questions or comments please contact me.

Very truly yours,

Kayla A. MacLeod

ENC.



TOWN OF ROCKLAND
Planning Board
Town Hall
242 Union Street
Rockland, Massachusetts 02370

Telephone
781-871-1874 ext. 170
Fax
781-871-0386
Email
Rocklandplanningboard@rockland-ma.gov

FORM I
LIST OF ITEMS SUBMITTED FOR REVIEW AND
NOTICE OF FILING FOR TOWN CLERK

Date: March 13, 2020

Project Name: Concord Meadows
Location: 365 Concord Street
Applicant: Conrock LLC c/o Walter B. Sullivan
Address: 80 Washington Street, Building B, Suite 7, Norwell MA 02061

Type of Submission:

Form A	_____
Preliminary Subdivision	<u> x </u>
Definitive Subdivision	_____
Site Plan Review	_____
Design Review	_____

Items Submitted:

_____ Copies of Form A	_____ Original and three (3) prints of ARN Plan
<u> x </u> Copies of Form B	<u> x </u> Eight (8) sets of prints of Preliminary Plans
_____ Copies of Form C	_____ Original and ten (10) sets of prints of Definitive Plans
_____ Copies of Form L	_____ Copies of Watershed Plan
<u> x </u> Filing Fee	_____ Copies of Drainage Calculations
<u> x </u> Copies of Certified Abutter's List	<u> x </u> Copies of Form H
<u> x </u> Copies of Sketch Plans (Re: Street layout)	_____ Copies of Site Plans
_____ Copies of Design Review Plans	



As an applicant before the Rockland Planning Board, I have made a complete submission, as indicated above, to the Planning Board Chairman. These materials were submitted on the above noted date which will be the official date used when determining the Board's time to act on a submittal. These materials were received by the Planning Board Chairman, on behalf of the Planning Board, as indicated by the stamp and signature below:

Date: _____, 20____

Signature: _____
Planning Board Chairman or Planning Board Designee



TOWN OF ROCKLAND
Planning Board
Town Hall
242 Union Street
Rockland, Massachusetts 02370

Telephone
781-871-1874 ext. 170
Fax
781-871-0386
Email
Rocklandplanningboard@rockland-ma.gov

FORM B
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN
(See Section II, C For Submission Requirements And Procedures)

Date: _____, 2020

To the Planning Board of the Town of Rockland:

The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Rockland for consideration as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations of the Planning Board Governing the Subdivision of Land in the Town of Rockland.

1. Name of Owner: Daniel Delprete/Daniel G. & Christine M. Delprete, Delprete Realty Corp.
Address: 365 Concord Street, Rockland, MA
2. Name of Applicant: Conrock LLC c/o Walter B. Sullivan
Address: Sullivan & Comerford, PC 80 Washington Street Building B Suite 7, Norwell MA 02061
3. Name of Engineer/Surveyor: Cavanaro Consulting, LLC
Address: _____
4. Deed of Property Recorded in Plymouth County Registry,
Book _____ Page (see attached)
5. Location and Description of Property (including Assessor reference identification):

The proposed project consists of 7 lots of land with a total area of 21.3 +/- acres.

The lots are located at 365 Concord Street, Rockland, MA, Assessor's Parcels Map 62, lots 35,36,41,42,43,44 and 46. The lots are zoned as Residential District R1. One lot is currently developed as a single-family lot. The remaining lots are undeveloped.

Date: 3/13/20 Signature of Owner: Christine M. Del Prete

Note: This form is to be made out with an original and nine copies. The original and seven copies are to be filed with the Planning Board, one copy with the Town Clerk, and one copy with the Board of Health.

For Planning Board Use ONLY:

Date: _____, 20__

To the Applicant and the Town Clerk of Rockland:

The attached application and accompanying plans were received by this Board on _____,
20____. Subsequent action by vote of this Board as recorded in the minutes for the meeting of
_____, 20____, is as follows;

_____ Plans approved.

_____ Plans approved subject to conditions contained in a separate letter to the applicant dated ____
_____, 20____

_____ Plans disapproved for reasons detailed in our letter to the applicant dated
_____, 20____

ROCKLAND PLANNING BOARD

By: _____
Chairman Thomas J. Henderson



TOWN OF ROCKLAND
Planning Board
Town Hall
242 Union Street
Rockland, Massachusetts 02370

Telephone
781-871-1874 ext. 170
Fax
781-871-0386
Email
Rocklandplanningboard@rockland-ma.gov

FORM H
AGREEMENT TO TERMS OF PAYMENT FOR PROFESSIONAL ASSISTANCE
TO THE TOWN OF ROCKLAND PLANNING BOARD

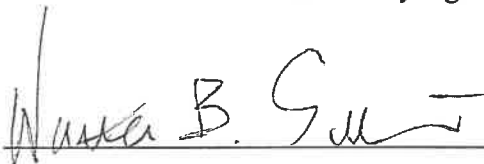
The Rockland Planning Board has the right to engage professional assistance, as required, in the review of any and all plans submitted for their consideration. Said assistance may be in the form of an individual or firm with expertise in the subject area with which the Board requires assistance. The applicant shall pay all the costs of professional assistance on behalf of the Board.

The firm(s) or individual(s) providing assistance to the Board will furnish the Board with bills detailing services rendered on the applicant's project. The Town of Rockland will pay the consultant's fees with funds deposited by the applicant in a review security account in accordance with Section II, A.2. The applicant agrees to properly maintain the review security account and make required deposits within thirty (30) days. The applicant understands that failure to do so is a breach of the Rules and Regulations governing the Subdivision of Land in the Town of Rockland and grounds for disapproval of a Preliminary or Definitive Subdivision Plan.

Under no circumstances will an applicant make a direct payment to the Board's selected consultant or will the Board's selected consultant make a direct billing to the applicant. All correspondence regarding review and/or inspection services on behalf of the Board must be routed through the Planning Board.

Conrock LLC, as an applicant before
the Rockland Planning Board and proponent for the project known as Concord Meadows
on
365 Concord Street/Road have read the above agreement
and understand its meaning and intent. I/We also understand that signed plans will not be released by the
Planning Board until final payment for services rendered has been made. By signing below, I/we agree to
the terms described in this document.

Signature(s) of Applicant(s):



Conrock, LLC c/o Walter B. Sullivan

Address:

80 Washington Street, Building B, Suite 7

Norwell, MA 02061



TOWN OF ROCKLAND
Planning Board
Town Hall
242 Union Street
Rockland, Massachusetts 02370

Telephone
781-871-1874 ext. 170
Fax
781-871-0386
Email
Rocklandplanningboard@rockland-ma.gov

FORM K
ROCKLAND PLANNING BOARD
PLAN REVIEW FORM
REQUEST FOR REVIEW COMMENTS

Project Name & Address: Concord Meadows
365 Concord Street, Rockland, MA 02370

Applicant Name & Address: Conrock LLC
P.O. Box 1414, Duxbury, MA 02331

Contact Name, Address
& Phone Walter B. Sullivan,
Sullivan & Comerford, P.C.
80 Washington St., Building B, Suite 7
Date: Norwell, MA 02061, (781) 871-6500

To:

<input type="checkbox"/> Building Inspector	<input type="checkbox"/> Fire Department
<input type="checkbox"/> Town Engineer	<input type="checkbox"/> Police Department
<input type="checkbox"/> Board of Health	<input type="checkbox"/> Highway Department
<input type="checkbox"/> Water Department	<input type="checkbox"/> Sewer Commission
<input type="checkbox"/> Conservation Commission	<input type="checkbox"/> Zoning Board of Appeals
<input type="checkbox"/> Selectmen	
<input type="checkbox"/> Other (please specify) _____	

Attached please find the application for: ☒ Site Plan Review (PRELIMINARY)
☐ Definitive Subdivision

The Planning Board requests that you review the enclosed application. We would appreciate your completing the form below and returning it by the date stated below. Failure to comment shall be deemed lack of opposition.

Comments due by: _____
☐ Concur with proposal (Explain on reverse side)
☐ Need more information (Explain on reverse side)
☐ Cannot concur with proposal (Explain on reverse side)
☐ Comments included

Reviewer's Signature

Title

Date

Please return to Planning Board

FORM K
ROCKLAND PLANNING BOARD

CERTIFICATION OF RECEIPT OF APPLICATION

Department delivered to: _____

Project Name: _____

Received by: _____

Print Name

Title

Signature

Date Received: _____

The Applicant is required to submit signed copies of this page to the Planning Board for each department, board, agency or professional to which an application package has been delivered. Page 1 will be completed and returned directly to the Planning Board by the department, board, agency or professional.

PRELIMINARY (PUD) CONCEPT PLAN

365 CONCORD STREET

DESCRIPTION ON CONCEPT PROPOSAL AND WAIVERS REQUIRED

Conrock LLC of Duxbury, MA seeks to develop parcels of undeveloped land located at 365 Concord Street, Rockland as a Planned Unit Development (PUD). In order to do so, the applicant will require several waivers from the Town of Rockland Zoning By-Law and The Rules and Regulations of the Rockland Planning Board. A description of the proposed project and a summary of the anticipated waivers required are provided below. A Preliminary Concept Plan developed by Cavanaro Consulting has been submitted.

Existing Conditions

The proposed project consists of 7 parcels of land with a total area of 21.3+/- acres. The lots are located at 365 Concord Street, Rockland, MA, Assessor's Parcels Map 62, lots 35, 36, 41, 42, 43, 44, and 46. The lots are zoned as Residence District R1. One of the lots is currently developed as a single-family residential lot. The remaining lots are undeveloped. The combined parcels are bounded by Concord Street on part of the east side, French's Stream on the west side, and privately-owned lots on the north, south and the remainder of the east sides. The topography of the locus area is relatively flat. An unnamed intermittent stream runs from south to north through the center of the property. Approximately 4 acres of the land are identified as wetlands as defined by the Massachusetts Wetlands Protection Act. The wetland boundaries have been certified by the Rockland Conservation Commission per the Order of Resource Area Delineation (SE 273-0400) issued on January 11, 2019. The lots are mostly wooded, with areas of grass cover. The one developed lot is located on the northeast corner of the combined lots, and is accessed by a private driveway that connects to Concord Street.

Proposed Development

The applicant proposes to develop the subject property as a PUD. A Preliminary Concept Plan has been developed. The plan proposes to retain the developed single-family residence on a 2.2+/- lot, and build an additional 40 single-family dwellings on the remainder of the property. Each lot provides at least 10,890 s.f. of upland area, and most are larger when wetland area is included. The existing private driveway at Concord Street is expanded to become the right-of-way to the development. Two proposed dead-end streets, one which ends in a loop, connect to this right of way. The dwellings have not yet been designed but are anticipated to provide 2000-2500 s.f. of gross floor area.

The preliminary proposal has been reviewed by the town water and sewer departments. The Abington/Rockland Joint Waterworks Commission voted on December 17, 2019 to approve future development of the land for approximately 40 residential units. The Rockland Sewer Commission voted on January 30, 2020 to approve development of the subject property for 40 (3.5-bedroom) units as well.

Waivers Requested

Several waivers of the of Rockland Zoning By-Law and The Rules and Regulations of the Rockland Planning Board Law will be necessary to develop the land as proposed. The section of the bylaws that may require waivers are paraphrased in italics, followed by a brief description of the need for a waiver, below:

Waivers from the Rockland Zoning By-Law

1. Section 415-47 A, General size: *Plot and lot size and dimensions, if meeting the standards of this by-law, may be freely disposed and arranged provided the construction conforms to the plans approved...*

The proposed PUD lots do not conform to the Residence District R1 zoning requirements. Waivers are required for lot area, setbacks, lot width and frontage.

2. Section 415-47 C, General size: *No more than 10,890 s.f. of the land may be subject to the Rivers Protection Act.*

The proposed development requires the development of land subject to the Rivers Protection Act in excess of 10,890 s.f.

3. Section 415-48 B, Boundary Line and Internal Street Setbacks: *All structures shall be set back at least 25' from external streets, and public and private streets in a PUD.*

Although a dwelling layout has not been developed, some structures may be located less than 25' from the internal streets.

4. Section 415-50 D, Land Use Density: *The total number of dwelling units within a PUD shall not exceed the total number of dwelling units which would be permitted on the non-wetland portion of the parcel developed in a traditional (or Grid) manner.*

A brief analysis of a traditional "grid" development results in approximately 20 lots. 40 lots are proposed.

5. Section 415-52, Open Space: *In no event shall less than 35% of the gross land area of the PUD be open space.*

The proposed concept plan does not provide at least 35% of the 21.3-acre area as open space. At this time, approximately 115,000 s.f. is presented as open space.

Waivers from the Planning Board Rules and Regulations

1. Section I.H.2.A, Buffer Areas: *The landowner shall provide and maintain a buffer zone no less than 50'- wide from all external lot lines of a PUD...*

The proposed, subdivided lots do not provide 50'-wide buffers from the external lot lines.

2. Section I.H.5, Distance Between Buildings: *Computation for minimum distance.*

Although dwellings have not been sited on the Preliminary Concept Plan, it is anticipated that the minimum distance between dwellings on adjacent lots will be less than required by this calculation.

3. Section I.H.6.D, Land Use Density: *Determination for the total number of allowable dwelling units requires submittal of a "grid" subdivision plan.*

The proposed concept plan for the PUD is not based on a "grid" subdivision and provides more lots than permitted using a traditional "grid" subdivision.

4. Section III.B.1.f, Streets: *Proposed streets shall intersect existing and other proposed streets at right angles for a distance of 100'...*

The existing drive that will be expanded to a right-of-way does not intersect Concord Street at a right angle. The proposed internal streets do not intersect at right angles.

5. Section III.B.4.b, Dead End Streets: *Dead end Streets shall not be longer than 600' unless, in the opinion of the Board, a greater length is necessitated...*

The streets proposed in the preliminary concept plan include dead-end streets that exceed 600' in length.

6. TABLE 1, APPENDIX B, Street Dimensional Requirements, Residential Feeder Street

The streets proposed in the preliminary concept plans have a right-of way width of 40'. Other requirements in the table may not be met, such as pavement width.

68586

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
29 JUL 2009 10:17AM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 37548 Pg 217-218

QUITCLAIM DEED

WE, Frank P. DelPrete and Dominic M. DelPrete, Jr. of Rockland, Plymouth County, MA
FOR CONSIDERATION PAID, AND IN FULL CONSIDERATION OF less than \$100.00
GRANT TO DANIEL G. DELPRETE
OF 365 Concord Street, Rockland, MA 02370
with QUITCLAIM COVENANTS

THE FOLLOWING DESCRIBED PREMISES:

The land ⁱⁿ Rockland, Plymouth County, Massachusetts, bounded and described as follows:

PARCEL I - A certain parcel of woodland in said Town of Rockland continuing nearly 2 acres, bounded and described as follows:

BEGINNING at a stake and stones at the West side of an old cartway about 50 meters west of Concord Street at the Northeast corner of the premises;
THENCE South 4 deg. 13' West by said cartway 58 feet to a stake and stones at land of William G. Perry;
THENCE South 80 deg. 37' West by land of said Perry 445 meters, nearly 1,460 feet to a stake and stones at Mill river;
THENCE Northerly up the stream in said river to land formerly of Nathaniel Jenkins and stake and stones on the bank;
THENCE North 80 deg. 37' East by land last mentioned about 450 meters to the point of BEGINNING.

GEOGAN & GEOGAN, P.C.
379 Union Street
P.O. Box 313
Rockland, MA 02370

169 Concord St Rockland

PARCEL II – A certain parcel of land in said Rockland continuing 2 acres, more or less, bounded and described as follows:

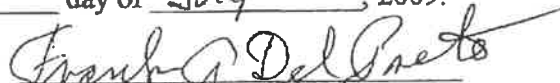
Being 3 rods and 6 links, 53.46 feet in width and situated between two parallel lines extending from the land formerly owned by Genas Jenkins on the East to the brook on the West and bounded Northerly by land now or formerly of David Jenkins and Southerly by land now or formerly of Theodore Reed.

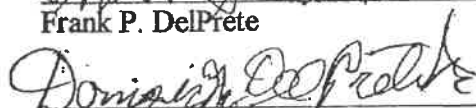
Subject to the right of the town of Rockland and others entitled to use Concord Street as it is presently laid out.

For title reference, see deed dated may 21, 1985 and recorded in Book 6125, Page 350.

PROPERTY ADDRESS: 169 Concord Street, Rockland, MA 02370.

WITNESS our hands and seals this 27 day of July, 2009.


Frank P. DelPrete


Dominic M. DelPrete, Jr.

COMMONWEALTH OF MASSACHUSETTS


Plymouth, ss.

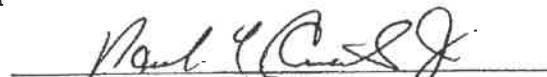
On this 27 day of JULY, 2009, before me, the undersigned notary public, personally appeared the above named Frank P. DelPrete and Dominic M. DelPrete, Jr., proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding document in my presence.

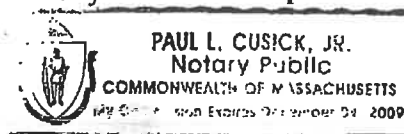
Before me,

The foregoing is a true copy from the
Plymouth County Registry of Deeds.

Book 37548 Page 217

Attest: 
Register


Notary Public: Paul L. Cusick, Jr.
My commission expires: 12/3/09





2017 00062644

Bk: 48716 Pg: 32 Page: 1 of 2

Recorded: 07/27/2017 03:27 PM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

CANCELLED

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 07/27/2017 03:27 PM

Cit# 104685 02046 Doc# 00062644

Fee: \$109.44 Cons: \$24,000.00

COMMISSIONER'S DEED

ROBERT D. DIMLER, ESQUIRE, who has an office at 40 Court Street, Plymouth, Massachusetts 02360, acting as COMMISSIONER appointed by Interim Warrant dated December 21, 2016 in Land Court Case No. 15 MISC 000100 (KFS), *Daniel Delprete v. Kathleen Abbott, et al*, by the power conferred on him by said Interim Warrant and by the power conferred by the Warrant to Set Off Defendants' Interests in Property to Petitioner, issued in the said Land Court Case No. 15 MISC 000100 (KFS) on June 7, 2017, and by every other power,

for consideration paid, and in full consideration of TWENTY-FOUR THOUSAND DOLLARS AND 00/100 (\$24,000.00) DOLLARS,

grants to **Daniel Delprete** of 365 Concord Street, Rockland, Massachusetts,

The land situated in Rockland (formerly Abington), Plymouth County, Massachusetts, described as follows:

Parcel I:

A certain parcel of land containing two acres, more or less, being part of the "Timber Lot" (so called), and is bounded as follows:

On the north, by land formerly of Capt. Thomas Reed;
Easterly, by land formerly of James Otis Nash;
Southerly, by land formerly of Nathaniel Jenkins; and
Westerly, by the brook.

Parcel II:

A certain parcel of land containing two acres, more or less, being part of the "Timber Lot" (so called), and is bounded as follows:

On the East, by land formerly of Zenas Jenkins;
On the North, by land formerly of Sarah Jenkins;
On the West, by the brook; and
On the South, by land formerly of David Jenkins.

mail

827474.1


Dimler Law Office, 40 Court Street, 3rd Floor
Plymouth, MA 02360

Property Address: Off Concord Street, Rockland, Massachusetts

Said land situated in Rockland, Plymouth County, Massachusetts, being shown as Lot 41 and Lot 42 on Rockland Assessor Map No. 62.

Said land is a portion of the premises conveyed by deed of David Jenkins, dated March 13, 1773, and recorded in the Plymouth County Registry of Deeds in Book 61, Page 142. *See also* deed dated November 18, 1852, and recorded in said Registry in Book 263, Page 90. *See also* Estate of David Jenkins (Plymouth County Probate #11379); Estate of Nathaniel Jenkins (Plymouth County Probate #11418).

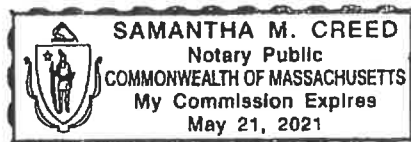
EXECUTED as an instrument under seal this 27th day of July, 2017.

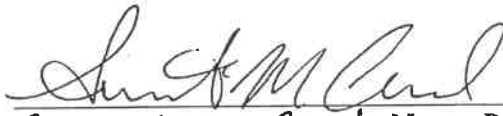

Robert D. Dimler, Esquire,
Commissioner as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 27th day of July, 2017, before me, the undersigned notary public, personally appeared Robert D. Dimler, Esquire, proved to me through satisfactory evidence of identity, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and who acknowledged to me that he signed it voluntarily for its stated purpose as Commissioner.




Samantha M. Creed, Notary Public
My Commission Expires: May 21st 2021

The foregoing is a true copy from the
Plymouth County Registry of Deeds.

Book 48716 Page 32

Attest: 
Register

We, Dominic M. DelPrete, Jr., and Frank P. DelPrete, both

of Rockland Plymouth County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of Less than One Hundred (\$100.00) Dollars

grant to Daniel^{G.} DelPrete and Christine^{M.} DelPrete, husband and wife as tenants by *
the entirety and not as tenants in common.

of Rockland, Plymouth County, Massachusetts with quitclaim covenants

the land in Rockland, Plymouth County, Massachusetts

[Description and encumbrances, if any]

A certain parcel of land situated on the Westerly side of Concord Street, Rockland, Plymouth County, Massachusetts. Said property is bounded and described as follows:

Commencing a point on the Westerly side line of Concord Street at land of Irving C. Fletcher; thence turning and running SOUTHWESTERLY by land of Irving C. Fletcher and land of Edward J. Rourke One Thousand Three Hundred Seventy Nine and 37/100 (1379.37) feet to a stake and stones on the Mill River; thence turning and running up stream by said Mill River, One Hundred Ninety Five (195.00) feet more or less to land of Edward J. Rourke and Joseph and Sue Buonopane; thence turning and running NORTH 79°29'10" EAST by land of said Rourke and Buonopane Nine Hundred Sixty Four and 00/100 (964.00) feet to land of Debra DelPrete; thence turning and running SOUTHERLY by land of Debra DelPrete Ninety Nine and 02/100 (99.02) feet to a point; thence turning and running NORTH 79°29'10" WEST Three Hundred Thirty-Two and 76/100 (332.76) feet to a point on the Westerly side line of Concord Street, thence turning and running SOUTHERLY by said Concord Street, SOUTH 35 03' East One Hundred Eight and 84/100 (108.84) feet to the point of beginning.

Said property contains 5.5 acres more or less and is shown on Plan of Land in Rockland, Massachusetts, prepared by Dan DelPrete R.L. Avery, Surveyor. Said plan being recorded herewith.

For title see deed of Dominic DelPrete and Frank DelPrete recorded herewith.

Witness our hand and seal this 27th day of October, 19 98

Dominic M. DelPrete, Jr.
Dominic M. DelPrete, Jr.

Frank P. DelPrete
Frank P. DelPrete

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
30 OCT 1998 08:51AM
RICHARD C. SEIBERT
REGISTER
Bk 16754 Pg 267

The Commonwealth of Massachusetts

ss.

October 27, 1998

Then personally appeared the above named Dominic M. DelPrete, Jr., and Frank P. DelPrete and acknowledged the foregoing instrument to be their free act and deed before me

Patrick J. Fitzgerald, Notary Public
My Commission Expires
February 25, 2005

My commission expires

19

(*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

END OF INSTRUMENT

Property address: Lot 35 Concord Street, Rockland, MA 02370
Grantee address: Concord St., Rockland, MA 02370

98-706

The foregoing is a true copy from the
Plymouth County Registry of Deeds.

Book 16754 Page 267

Attest: *John R. Bentley Jr.*
Register

CONFIRMATORY DEED

We, **Daniel G. DelPrete and Christine M. DelPrete, husband and wife**, of 365 Concord Street, Rockland, County of Plymouth, Commonwealth of Massachusetts, for consideration paid the sum of **ONE HUNDRED SEVENTY THOUSAND DOLLARS AND 00/100 (\$170,000.00)**, grant to **DelPrete Realty Corp.**, a corporation organized and existing under Massachusetts General Laws having a mailing address of 365 Concord Street, Rockland, Massachusetts, the land situated in Rockland, Plymouth County, Massachusetts, described as follows:

A certain parcel of wood land containing nearly 5.3 acres, situated west of Concord Street in said Rockland, bounded as follows: Beginning at a granite bound at the northeast corner of the lot at the northwest corner of land now or formerly of one Hunt; and running thence S 8° 25' E by said Hunt land 223 feet to a bound situated 477 feet west from Concord Street; thence S 81° 35' W by land now or formerly of one Jenkins, 1,015 feet more or less, to the middle of the river; thence northerly upstream by the middle of the river about 240 feet to land now or formerly of A.W. Perry, thence N 81° by land now or formerly of said A.W. Perry approximately 1,000 feet to point of beginning.

This deed is given to ratify and confirm a deed from this Grantor dated December 27, 2002 recorded with the Plymouth County Registry of Deeds in Book 24185, Page 253.

Witness our hands and seals this 31 day of July, 2004.

Daniel G. DelPrete Christine M. DelPrete
Daniel G. DelPrete Christine M. DelPrete

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

July 31, 2004

On this 31st day of July, 2004, before me, the undersigned notary public, personally appeared **Daniel G. DelPrete and Christine M. DelPrete**, provided to me through satisfactory evidence of identification, which was **drivers licenses**, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Deborah Jean DelPrete
Notary Public
My Commission Expires 12-10-2010

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
23 AUG 2004 03:50PM
JOHN R. BUCKLEY, JR.
REGISTER
BK 28919 Pg 245

CASH \$775.20
FEE \$775.20
08/23/04 3:51PM
000000 #3476
01

ROCKLAND &
DEEDS REG. 26
PLYMOUTH

CANCELLED

Mail to:
Daniel DelPrete
365 Concord St.
Rockland, MA

PROPERTY ADDRESS: Lot 36, Off Concord Street, Rockland, MA

The foregoing is a true copy from the
Plymouth County Registry of Deeds.
Book 28919 Page 245
Attest: John R. Buckley Jr.
Register

Mass. Deed Excise Stamps in the
 sum of \$ 364.80 affixed and cancelled
 on the back of this instrument.

CONFIRMATORY DEED

I, **Daniel G. DelPrete**, of 365 Concord Street, Rockland, County of Plymouth, Commonwealth of Massachusetts, for consideration paid the sum of **EIGHTY THOUSAND DOLLARS AND 00/100 (\$80,000.00)**, grant to **DelPrete Realty Corp.**, a corporation organized and existing under Massachusetts General Laws having a mailing address of 365 Concord Street, Rockland, Massachusetts, the land shown as Parcel 62-046 and located off Concord Street, Rockland, Plymouth County, Massachusetts, with QUITCLAIM COVENANTS described as follows:

The land off Concord Street, Rockland, MA containing nearly two acres, bounded as follows:

NORTHERLY by land now or late of William G. Perry and land now or late of Ephraim S. Jenkins, fourteen hundred sixty (1,460) feet;

EASTERLY by land now or late of Zenas M. Lane, fifty-two (52) feet;


SOUTHERLY by land now or late of Warren Wilkes, Mary W. Mitchell and William G. Perry, fourteen hundred sixty (1,460) feet;

WESTERLY by Wilkes Mill Pond, fifty-six (56) feet.

I, Daniel G. DelPrete, do hereby mean and intend to convey and do hereby convey all my right, title and interest in and to the above described land and the land described in deed recorded with Plymouth Registry of Deeds in Book 23524, Page 342 and as shown as Parcel 62-046 on the Rockland Town Assessors Plans.

This deed is given to ratify and confirm a deed from this Grantor dated January 10, 2003 recorded with the Plymouth County Registry of Deeds in Book 24521, Page 344.

Witness my hand and seal this 31 day of **July, 2004**.


Daniel G. DelPrete

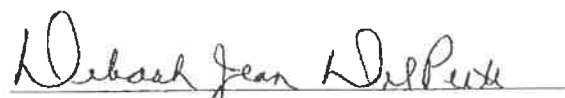
Received & Recorded
 PLYMOUTH COUNTY
 REGISTRY OF DEEDS
 23 AUG 2004 03:50PM
 JOHN R. BUCKLEY, JR.
 REGISTER
 Bk 28919 Pg 257

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

July 31, 2004

On this 31st day of July, 2004, before me, the undersigned notary public, personally appeared **Daniel G. DelPrete**, provided to me through satisfactory evidence of identification, which was *drivers license*, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


 Notary Public
 My Commission Expires: 12-18-2018

Mail To:
 Daniel Delprete
 365 Concord St.
 Rockland, MA

PROPERTY ADDRESS: Lot 62-46 Off Concord Street, Rockland, MA

The foregoing is a true copy from the
Plymouth County Registry of Deeds.
Book 28919 Page 257
Attest: John R. Bentley Jr.
Register